

Prep'd by BBK 9/15/99

## Leases Summary

Nu-Tech Plastics Engineering, Inc.  
Summary of Rent Property Leases

Property Address	Date of Lease	Landlord	Tenant	Initial Term	Renewal Options	Rate per Square Ft.			Annual Rent		Monthly Rent due 1st		Postmonths		Security Deposit
						Office	Office	Warehouse	Office	Warehouse	Office	Warehouse	Tenant	Tenant	
807 1/2 Embury Road, Suite 2 Grand Blanc Township, MI	1-2-96	John G. Cooper	Nu-Tech Plastics	5 yrs	2 or 5 yrs	2,000	7,000	9,000	\$ 14	\$ 14	\$ 28,000	\$ 98,000	\$ 8,166.67	Tenant	\$
807 1/2 Embury Road Grand Blanc Township, MI	3-26-97	John G. Cooper	Nu-Tech Plastics	10 yrs	2 or 10 yrs	-	15,875	15,875	\$ -	\$ -	\$ 198,750	\$ 198,750	\$ 13,229.17	Tenant	\$
40 1/2 Baldern Road, Building A Holt, MI	7-1-97	An Design, L.C.	Nu-Tech Plastics	3 yrs	THD 90 days prior to expire	-	10,000 (estimate)	10,000	\$ -	\$ -	\$ 152,400	\$ 152,400	\$ 12,700.00	Tenant	\$ 5,000
40 1/2 Baldern Road, Building B Holt, MI	1-1-98	An Design, L.C.	Nu-Tech Plastics	3 yrs	THD 90 days prior to expire	-	10,000 (estimate)	10,000	\$ -	\$ -	\$ 119,920	\$ 119,920	\$ 9,993.33	Tenant	\$ 10,000
437 Lannon Road St. Clair Township, MI	9-1-98	John G. Cooper	Nu-Tech Plastics	7 yrs	1 or 5 yrs (2 Books)	4,000	34,000	38,000	not speed	not speed	not speed	\$ 382,000	\$ 31,833.33	Tenant	\$ 31,833
Total						6,000	26,875	82,875	Divided by total square ft		\$ 911.130		\$ 75,927.50	\$ 46,833	
						Rate per total square foot		\$ 82,875		\$ 10.99					
						Annual Rent if Base Rate		Savings/yr (assume same taxes, ins, G&M)							
						\$ -		\$ 2,001		\$ 165,750		\$ 245,380			
						Market		\$ 3.00		\$ 248,625		\$ 662,505			
						Rate		\$ 4.00		\$ 331,500		\$ 579,630			
						\$ 5.00		\$ 414,375		\$ 496,755					